

### **Amend the title of Article 9.**

The word “mobilehome” is struck from the title so the requirements will apply to all types of parks.

### **Repeal Section 1420.**

**This section** is deleted because the first two paragraphs duplicate the authority and reference notes and Health and Safety Code sections 18300 and 18552 and the repetition is unnecessary.

The third paragraph is renumbered as section 1422(b) because it contains application and scope provisions.

### **Amend Section 1422.**

The existing text of this section is deleted because it duplicates the provisions of Health and Safety Code section 18300 and is already clarified in section 1000 of this chapter.

Existing subsections (a) and (b) are repealed because they are clearly defined in section 18300 of the Health and Safety Code and are unnecessary.

**Subsection (a)** is added to include construction, use, maintenance, and occupancy provisions in this article and to be consistent with the application and scope sections in other articles of this chapter. This is necessary because these provisions are deleted from Article 10, which had included maintenance, use, and occupancy.

**Subsection (b)** is not new text; it is relocated and amended from existing section 1420. It is amended by striking the words “mobilehome” so the requirements will apply to all types of parks. It is also amended by adding “building components” which are included with accessory buildings or structures by definition. The addition of “with those statutes” is necessary because many of the requirements of the Mobilehome Parks Act are detailed and specific and directly affect accessory buildings and structures. The word “structural” is deleted because there are more than just “structural” regulations affecting accessory structures. The word “subsequent” is added to identify regulations that are effective after the date of the original approval. Language is added to require that accessory structures moved “to a different location” must comply with the current requirements for permit applications. This is necessary to ensure all approvals are obtained prior to installation. The last sentence requiring all additions and alterations, to relocated accessory buildings or structures, to comply with current provisions of this chapter is necessary to make it clear that alterations are considered new construction and current requirements would apply.

**Subsection (c)** is new text that is necessary to clarify that when a manufacturer’s installation instructions require free standing accessory buildings or structures, or prohibit attachments to a unit, the manufacturer’s installation instructions are more restrictive than the requirements of this section and would prevail.

### **Amend Section 1424.**

Old Subsection (a) is struck because it is already stated in section 1422, the Application and Scope for this article.

**Subsection (a)** is renumbered subsection (b) and amended by striking the words “mobilehome” and so the requirements will apply to any type of accessory structure, and by adding the text “or structures or building components” because they are included by definition. The word “erected” is deleted because the existing word “constructed” is a better description of the activity and is more accurate.

Old Subsection (c) is deleted because it is relocated to new Section 1443, to contain the requirements for private garages and storage buildings within a separate section.

Old Subsection (d) is deleted because it duplicates the requirements in section 1428 and other provisions of this article and is unnecessary.

**Subsection (b)** previous subsection (e) is amended by replacing the text “erect” with “construct or install”, because it is a more accurate description and replacing the text “miscellaneous” with “accessory building or” for clarity because miscellaneous structures are accessory structures. It is also amended by adding the text “unless specifically exempted in section 1018 of this chapter” because not all accessory structures require a permit to construct.

Old Subsection (e) is renumbered as subsection (b).

Old Subsection (f) is deleted for clarity because the requirements for the design and construction of accessory buildings or structures are more clearly defined in Section 1432.

#### **Repeal Section 1426.**

The contents of this section is moved and renumbered to subsections 1102(b), (c), and (d) to group the general park requirements together.

#### **Amend Section 1428.**

**Subsection (a)** is substantially rearranged and amended, the text is presented as old all struck, and new all underline text, to avoid a confusing strikeout and underline format. The previous subsection was confusing and difficult to understand. This section is rewritten only for clarity, and there are no new requirements or conditions.

Existing subsection (b) is renumbered to new section 1429 because that is the section specifying the requirements for exits from accessory structures.

**Subsection (a)(1)** it is rewritten to clarify the requirements for structures made from non-combustible materials and includes the existing allowance permitting noncombustible structures to be located up to a lot line when the specified conditions are met. It also permits non-combustible accessory building or structure or building component to be located up to the lot line provided any structure on the adjacent lot is at least three feet away. This is necessary to allow passage between structures in an emergency and to provide for a light and ventilation allowance.

**Subsection (2)** is rewritten to clarify the requirements for structures made from combustible materials.

**Subsections (2)(A) and (B)** are existing requirements, rewritten for clarity, providing the minimum set back and separation requirements to lot lines and structures on adjacent lots. These are existing minimum requirements that are necessary to provide adequate space between structures in the event of a fire, to prevent the spread of fire to an adjacent lot.

**Subsection (b)** is new language clarifying which requirements apply to cabanas and building components.

**Subsection (c)** is new text added as a cross-reference to the requirements for private garages and storage buildings. This is necessary because garages and storage buildings have specific separation requirements dependent upon the type of construction and location of the structure on the lot.

**Subsection (d)** is language from existing subsection (a); it is amended to allow stairways with landings up to 12 square feet to be placed up to the lot line. This is necessary to accommodate the egress requirements for landings on stairways when a 36-inch doorway is used.

**Subsection (e)** is language from existing subsection (a) that clarifies the requirement that there will be no projection of a structure over or beyond the lot line. This is necessary to maintain air space and prevent fire transference from lot to lot.

**Subsection (f)** is existing language excerpted from previous subsection (a) that allows structures to be located on the lot line bordering a roadway. The added requirement that there is compliance with section 1110 is necessary to assure that the occupied area of the lot is not exceeded.

Old subsection (b) through (b)(2) is repealed because the contents have been relocated to section 1429. This is necessary because this subsection relates to exits, not separation or set backs.

### **Adopt Section 1429.**

Existing Subsection 1428(b) is renumbered and amended as this new section to clarify the requirements for exits from an accessory building or structure used as a sleeping room.

**Subsection (a)**, previous subsection 1428(b), is amended by striking the term “mobilehome” prior to the word “accessory”, in the first sentence, to avoid limiting the requirements to mobilehomes. The words “or building component” are added because building components are by definition part of, or contained in, accessory buildings or structures. The term “mobilehome” is replaced with “unit” to avoid limiting the requirements to mobilehomes. The words “all of the following conditions are complied with:” are added to make it clear to the reader that all conditions must be met when an emergency exit window is enclosed by an accessory building or structure, or building component.

**Subsection (a)(1)**, previous subsection 1428(b)(1), is amended by replacing the term “mobilehome” with “unit” to avoid limiting the requirements to mobilehomes. The words “accessory building or” and “or building component” are added because they should be included by definition.

**Subsection (a)(2)**, previous subsection 1428(b)(2), is amended by replacing the word “the” with the word “any” to broaden the requirement and make it more inclusive. The words “accessory building or” and “or building component” are added because they should be included by definition. The words “from the unit” are added to clarify the requirement. Finally, the number “six feet two” is replaced with “74” to keep the measurement designator consistent for clarity.

**Subsection (b)** is added to ensure that, when a required exit door is enclosed, there is still a means of escape during an emergency.

### **Repeal Section 1430.**

This section is deleted because it duplicates the language contained in section 1110 of Article 2 and is unnecessary.

### **Amend Section 1432.**

**This section** is amended by striking the term “mobilehome” so the article will not be limited to mobilehomes. Subsections (c), (d), and (f) are renumbered to new section 1433 because they contain provisions for snow loads. This section is also amended grammatically.

**Subsection (a)** is amended by adding the words “or building components, because they are included in the definition with accessory structures and are subject to the same requirements. The words “by these regulations” are replaced with “in this chapter” to maintain consistency and to define the specific location of the requirements. The subsection is corrected by replacing the word “geographic” with the word “geologic” to maintain consistency with the terminology used in the statutes that allowing variations for established requirements. Finally, this subsection is amended by striking the words “or other special” after the “climatic,” because geological, topographical, or climatic considerations are the only variations permitted to established building codes.

**Subsection (b)** is amended by replacing the word “requirements” with the word “specifications” and the words “of appendix D of this chapter” with “contained in the California Building Code, Chapter 20.” because it is more specific and incorporates the current adopted building regulations.

**Existing subsections (c), (d), (f) and Table 1432-1** are deleted and renumbered as new section 1433 because they contain provisions for snow loads and those provisions are grouped in a separate section to keep related sections together.

**Subsection (c)** is renumbered from existing subsection (f), and is amended by adding the words “accessory buildings and structures or building components” to keep the terminology consistent throughout the chapter. The abbreviation at the end of this section is struck because it is unnecessary.

**Adopt and Amend Existing Subsections 1432(c), (d) and (e) as Section 1433.**

**This section** is not new text, it is renumbered subsections 1432(c), (d), and (e).

This section is amended by deleting the words “mobilehome” so the requirements are not limited to mobilehomes. The references to Table 1432-1 have been amended to reflect the new number 1433-1.

**Subsection (a)**, previously subsection 1432(c), is amended by adding an effective date after which the installation must comply to these requirements. The date for cabanas is on or after July 31, 1976, and June 10, 1979 for accessory buildings or structures or building components. This is necessary to provide the public, enforcement agencies and inspectors an easily located specific effective date for these requirements. The language “the effective date of this regulation” is deleted because the specific dates have been included. The table is amended by adding to the title “accessory buildings” and “building components” in the order specified to maintain consistency with the rest of this chapter. The word “accessory” is deleted because it is unnecessary.

**Subsections (a)(1), (2) and (3)** have been numbered for clarity. There are no other amendments.

**Subsection (b)** is added to provide for continued implementation of existing snow roof load maintenance programs for existing installations and to clarify that all new installations must have the capacity to withstand snow roof loads of the area. This is necessary to ensure the existing units still have the required protection and that all new units are structurally compatible with the area of their installation.

**Subsection (c)** is added text that requires the snow roof load maintenance program to be maintained as long there are structures in the park which do not meet the minimum requirements. This is necessary because the park owner/operator initiated the program and the structures were installed contingent upon the continued operation of that program. The program can only be discontinued when all the structures in the park have adequate roof load capability for the area.

Old subsections 1432(d) through (d)(2)(A) and old subsection 1432(e) are repealed because the possibility of catastrophic damage and personal injury or death may result if the program, solely administered by the park, is not followed during a snow storm. In the event of a severe storm, snow removal personnel would not be able to access the units for the snow removal process. This would cause extreme stresses on the structural integrity of the structures and could cause structural collapse or at the very least structural damage. Construction methods capable of sustaining the additional loads of accumulated snow are readily available.

**Subsection (d)** is renumbered from subsection (d)(2)(B), there are no other amendments.

**Subsection (e)** is added to allow the relocation of accessory buildings and structures or building components to another park with a permit as long as the structure has the capability to sustain the loads of the area where it is relocated. This is necessary for the safety of the occupants and to ensure the continued structural integrity for the installed structure.

**Amend Section 1434.**

Throughout this section, the words “California licensed” prior to the word architect”, and “registered” prior to the word “engineer” are struck because these requirements are included in the definitions.

**Subsection (a)** is amended by replacing the words “members of” with the words “elements or” to be consistent with language used in the first sentence. The words “that are designed

and certified by an architect or engineer, with approval of the results by” replace the words “acceptable to” to clarify that tests must be designed and certified by an architect or engineer prior to approval by the department.

**Subsection (b)** is amended by replacing the word “such” with the word “the” to be more specific, and replacing the word “signed” with the word “approved” because when a design is signed by an architect or engineer they are giving their approval.

**Subsection (c)** is amended by replacing the word “signed” with the word “approved” because when a design is signed by an architect or engineer they are giving their approval and by striking the word “responsible” in front of the word “charge” because it is arbitrary and not necessary.

**Subsection (d)** is amended by deleting the words “accompanied by test reports from the laboratory” because the test results are already submitted to the department by the engineer or architect and it is unnecessary.

#### **Amend Section 1436.**

**Subsections (a) and (b)** are amended by striking the term “mobilehome” so the section will not be limited to mobilehome accessory buildings or structures, and adding the words “or building component” because it is included by definition.

**Subsection (c)** is amended by striking the first sentence because it is too restrictive and adding language specifying that when electrical service is provided to an accessory building or structure, or building component, it must be provided by one of two methods. This is necessary to allow additional methods of energizing the service and to be more specific in the overall requirements for electrical installations, and to maintain clarity.

**Subsection (c)(1)** is new text that allows the structure to be energized from the lot service equipment as an alternative to the unit. This is necessary so the design and installation can be flexible for the unit owner and the installer and when other connections are not available.

**Subsection (c)(1)(A)** specifies that the lot service equipment can be used if a separate permit is obtained for the alteration of the lot service for the installation of an overcurrent protective device, provided the total load is not exceeded.

**Subsection (c)(1)(B)**, is added to specify that the lot service can only be utilized if it can handle the additional load.

**Subsection (c)(1)(C)**, specifies that the overcurrent protective device and its installation must comply with the requirements of the California Electrical Code. These new subsections are necessary to protect personnel, the electrical system in the accessory structure, and the lot service equipment.

**Subsection (c)(2)** is new text that allows the structure to be energized from the unit as an alternative to the lot service equipment. This is necessary so the design and installation can be flexible for the unit owner and the installer and when other connections to the lot service are not possible.

Qualifications for this alternative are provided in subsections (c)(2)(A) and (B).

**Subsection (c)(2)(A)** requires that the unit be capable of supplying the additional load, and **(c)(2)(B)** requires that a permit to alter the electrical system of the unit is obtained for the department. These new subsections are necessary to assure that any reconfigurations or additions of the unit’s electrical system do not create a hazard for the occupants, and the department can inspect the installation or alteration to assure it is safe.

#### **Amend Section 1438.**

**This section** is amended by striking the words “fuel gas piping” because it was used as a title, because piping falls under the plumbing requirements, and this text is relocated to subsection 1440(a) related to plumbing. The addition of words “Requirements for” is added to specify the contents of this section. The first sentence is amended by striking the words “mobilehome” so the provisions will not be restricted to mobilehomes, and grammatically. The

section is also amended by striking the text “shall be constructed, installed, and maintained in accordance with the applicable requirements of” because the California Mechanical Code is established as a requirement in the beginning of the sentence and it is duplicative and unnecessary. The words “or building components” are added because they are included by definition. The reference to the California Administrative Code is corrected and updated to the California Mechanical Code to be accurate and use the currently adopted code. Lastly, the final sentence is struck because it is unnecessary because mechanical installations in accessory buildings or structures or building components are based on manufacturer’s installation instructions.

#### **Amend Section 1440.**

**Subsection (a)** is amended by the relocation of language “The requirements for fuel gas piping,” because fuel gas piping is plumbing and needs to be included in these requirements. The addition of the words “systems, and” is necessary to identify that fuel gas piping and plumbing are systems. The words “and installations” is replaced with the word “installed” because it is more direct. The words “mobilehome” are struck so the provisions of this section are not limited to mobilehomes. The word “and” is replaced with the word “or” because they separate two different structures. The words “or building components” are added because it is included by definition. The text “shall comply with the requirements for plumbing installations contained in” is replaced with “are found in” because it is more succinct and clearer. The reference to the California Code of Regulations, California Plumbing Code is corrected to the current name for the regulations. Lastly, the text “except as otherwise specified in this article” is added because of the requirements contained in the California Plumbing Code may be superseded by requirements in this article.

**Subsection (b)** is amended to require the piping used supply the water distribution system of a unit to be listed and approved for use as water piping. The section reference at the end is deleted because it is unnecessary.

#### **Amend Section 1442.**

**The title** of this section is amended to more accurately reflect the contents of the section.

This section is amended by correcting the reference to the California Code of Regulations, Title 25, to be accurate and to use the current terminology. The words “mobilehome” are struck to maintain consistency with the references throughout this chapter. It is also amended editorially.

#### **Adopt Section 1443.**

Section 1443 is previous subsection 1424(c). It is relocated so the requirements for private garages and storage buildings can be in a separate section as is consistent with other accessory buildings or structures. This section is amended by dividing the section into two parts because a new definition for “storage buildings” is added in Article 1, and the requirements for storage buildings and garages are the same. The text “storage building” is added throughout section 1443.

**Subsection (a)** is amended in several places by replacing the words “mobilehome” with “unit” because mobilehome is included in the definition of “unit”. The word “resistive” after the word “fire-” is replaced with “resistant” because it is more commonly used. The text “which are not one-hour fire-rated” after the word “openings” is added to clarify that openings in the unit wall adjacent to the garage or storage building may be present however, they must be at least one-hour fire-rated.

**Subsection (b)** is amended by subdividing to separate the requirement for location to a lot line, and by adding the words “or storage building” because the requirements for storage buildings and garages are the same.

#### **Amend Section 1444.**

**This section** is amended by striking the word “erected” because it is covered under construction, and striking the word “mobilehome” so the provisions will not be limited to mobilehomes. The word “unit” is added and the words “or travel trailer” are struck, so the text refers to the structures specifically defined as “units” in Article 1 definitions. The text “A cabana shall not be constructed, occupied or maintained on a lot as an accessory structure to a motor home, tent trailer, or slide-in or truck-mounted camper.” is added because these types of vehicles are designed for temporary or recreational occupancy.

#### **Amend Section 1446.**

**This section** is amended by rewording the text to be definitive that a cabana “shall not” be attached to a unit instead of “may” be attached with appropriate flashing because it implied that an “attachment” is permitted and to make it very clear that cabanas will be freestanding. Transmitting loads to the unit by attaching a cabana is **not** permitted. This needs to be clearly defined to eliminate any confusion about attaching a cabana to a unit. The words “mobilehome” are replaced by “unit” so the provisions can apply to all structures of the definition for “unit” in Article 1. As a qualification for these restrictions, language is added to clarify the consent for a weather seal between the unit and the cabana. This is permitted to prevent moisture problems between the unit and the cabana. The sentence “The design and construction requirements applicable to cabanas are found in the California Code of Regulations, Title 24, Part 2, California Building Code, except as otherwise provided in this article.” is added to provide the location of the requirements for cabana design and construction.

#### **Amend Section 1448.**

Old subsection (a) is deleted because the height limitation of “14 feet at the highest point above the actual adjoining ground level.” is too restrictive. Manufactured homes are permitted by HSC 18551.1 to be 2 stories; a properly constructed cabana would also be permitted to accompany a 2-story manufactured home.

**Subsection (a)**, previously subsection (b), is amended by changing the requirement from seven feet six inches to seven feet ceiling height because many older units do not have ceiling heights that are seven feet six inches, which would make the construction of the cabana taller than the unit, causing a weather seal problem where the structures meet. Additionally, this subsection is amended by adding the words “bottom of the” and “supports” to clarify where the measurement is taken for the height, if the ceiling is unfinished. The word “except” is added to introduce exceptions to the minimum height requirement.

**Subsection (a)(1)** is new text that allows for differing heights of units, but requires the height of the unit, where the cabana is joined, to determine the height of the cabana as long as 50 percent of the cabana maintains that height. This is necessary to assure that the newly created room will have acceptable ceiling heights for at least 50 percent of the room.

**Subsection (a)(2)** is not new text; it is subdivided to emphasize the exception to the minimum height requirement of subsection (a). There are also editorial amendments.

**Subsection (b)** is added to introduce the room dimension requirements.

**Subsection (b)(1)**, previously subsection (c), is amended to make the minimum habitable room size “created by the construction of a cabana” more specific so the requirements cannot be misinterpreted.

**Subsection (b)(2)**, previous subsection (e), is incorporated into this subsection to group related requirements together. It is amended by striking “each habitable room in a cabana” because it is referred to in the previous subsection and is redundant.

**Subsection (b)(3)** is added to clarify that rooms created by the construction of a cabana may include existing space within the unit. Because a habitable room must be 7 feet in any horizontal dimension, per these regulations and all accepted building codes, this allows the

dimensions of a cabana to use available area of the existing room in the calculation of floor space.

**Subsection (d)** is deleted because it duplicates the California Plumbing Code and is unnecessary.

**Amend Section 1450.**

**The title** of this section is amended by replacing the word “foundations” with “Support Systems”. Foundations denote an improvement to real property and when associated with a site-built structure would constitute a permanent building not an accessory structure to a unit.

**Subsection (a)** is amended to allow the installation of a cabana on a support system.

**Subsection (b)** is added text that refers to the requirements for support systems in section 1334. The remainder of this section is deleted because it duplicates the requirements of section 1334 and it is not necessary to have the same support system requirements located in multiple locations. This is also to make it clear the requirements for support systems for accessory buildings or structures or building components and units are the same.

**Amend Section 1452.**

**This section** is amended editorially.

**Repeal Section 1454.**

**This section** is deleted because a cabana must meet the requirements of a habitable structure, as contained in the California Code of Regulations Title 24, Part 2 and as such, is unnecessary because it duplicates those requirements.

**Repeal Section 1456.**

**This section** is deleted because a cabana must meet the requirements of a habitable structure, as contained in the California Code of Regulations Title 24, Part 2 and as such, is unnecessary because it duplicates those requirements.

**Amend Section 1458.**

**Throughout this section** numbers are added for clarity.

**Subsection (a)** is amended by adding “manufactured home, park trailer, and travel trailer” to describe structures that could be affected by the light and ventilation requirements.

**Subsection (b)** is amended by adding “manufactured home, park trailer, and travel trailer” to describe structures that could be affected by ventilation requirements for bathrooms.

**Subsection (c)** is amended editorially.

**Subsection (d)** is amended by replacing the words “on a court, yard or roadway” with “to an open space” because it is too restrictive; cabana windows opening to the outside, must open to an open space or accessory structure at least fifty percent open. It is also amended editorially.

**Subsection (e)** is amended by moving the language referring to bathrooms, toilet rooms, or service rooms from the end of the paragraph to the beginning of the subsection to clarify the contents of the subsection. It is also amended by subdividing into two subsections, (e) for natural ventilation, and (f) for mechanical ventilation requirements. It is also amended editorially.

**Subsection (f)** is not new text; it is the second paragraph of subsection (e). This is necessary to separate the two types of ventilation allowed. There are editorial amendments to this subsection.



#### **Amend Section 1460.**

**Subsection (a)** is amended by replacing the vague language regarding requirements for electrical installations applicable to cabanas, with specific reference to the California Electrical Code. This provides specific requirements, reducing misinterpretation.

**Subsection (b)** is amended by replacing the words “when electrical service is provided to the mobilehome lot” with “complying with section 1436 of this chapter” because the reference section 1436 already provides the requirements and qualifications for electrical installations for supplying electrical power to accessory buildings or structures.

**Subsection (c)** is not amended.

#### **Amend Section 1462.**

**This section** is amended by adding the text “or used” to clarify that using cooking facilities in cabanas is prohibited.

#### **Amend Section 1464.**

**The title** is amended by deleting the word “insulation” to more accurately reflect the contents of the section.

The existing requirements in **subsection 1464(a)** are deleted because they are duplicative of the requirements contained in the California Code of Regulations, Title 24, Part 6, and they are unnecessary.

**Subsection 1464(b)** is deleted because it is incorrect. Cabana construction is required to comply with the energy insulation standards in effect at the time of the construction of the cabana regardless of when the mobilehome was manufactured.

**This section** is amended by adding the sentence, “The requirements for energy insulation standards applicable to cabanas are contained in the California Code of Regulations, Title 24, Part 6, California Energy Code.” to provide a reference to accurate energy insulation standards for cabanas.

#### **Amend Section 1466.**

**This section** is amended by striking the words “on a mobilehome lot” because in accordance with section 18300 of the Health and Safety Code, it applies wherever a unit is located and replacing the words “mobilehome or travel trailer”, before the word “location”, with “unit” so it can apply to all structures in the definition for “unit”.

#### **Amend Section 1468.**

**Subsection (a)** is amended by replacing the word “such” with “requirements for the design of” to be more specific and clear. The words “shall be designed” are replaced with “necessary” to allow the designer to ascertain the minimum strength required to resist horizontal wind pressure. It is also amended by striking the reference and the incorrect referrals of the outdated 1984 Uniform Building Code and adding the reference to the correct chapter of the currently adopted code in California, the California Building Code. This will allow useful referral to the current code. The remainder of the subsection is deleted because it is unnecessary and is covered in the stated requirements of the building code.

**Subsection (b)** is added to designate which awnings are required to be freestanding and the existing subsection has been subdivided for clarity.

**Subsection (b)(1)** is existing subsection (b) and is amended by adding the words “dead load” “and weight of” to specify a static load using common terminology; this had not been clarified before. The allowance that an awning weighing over six pounds per square foot instead of over one pound per square foot is permitted provided the other requirements of this section are met. This allows unit owners to install awnings with additional dead loads on a unit.

**Subsection (b)(2)** is amended to define the measurement of “projection” of an awning to clarify the term. This is existing language relocated from subsection 1470(a) and amended to define the measurement of “projection”.

**Subsection (b)(3)** The words “considering vertical loads” are struck because it is unclear and unnecessary.

**Subsection (c)** is amended by striking the word “appropriate” because it is arbitrary, and replacing the words “mobilehome” with unit so the provisions will be applicable to all structures in the definition of “unit”. The words “or carport” are struck because it is unnecessary because a carport is an awning.

**Subsection (d)** is new text added to specify the conditions for an awning that exceeds 1 pound per square foot and is less than six pounds per square foot when attached to a mobilehome or manufactured home.

**Subsection (d)(1)** requires the unit to be constructed after September 1, 1971. This is necessary because mobilehomes and manufactured homes constructed prior to September 1, 1971 were not required to meet structural standards. Units constructed in California after September 1, 1971, have met structural standards and bear an insignia. It is necessary to limit any additional weight imposed by the attachment of awnings unless there is knowledge that the unit can support the additional load.

**Subsection (d)(2)** is new text, added to assure that supports will be added along the perimeter wall of a mobilehome or manufactured home for the length of an awning weighing more than 1 pound and less than 6 pounds per square foot, at not more than 5 foot intervals. This is necessary because of the additional load transmitted to the wall of the manufactured home puts stress on the wall supports. The addition of perimeter wall supports allows the increased wall weight to be transmitted to the ground. The requirement that the support be approved as specified in section 1334 is necessary because the listed supports and methods of installation are tested and proven to provide adequate support. Additionally, duplication of those requirements in this section is unnecessary.

**Subsection (d)(3)** is added to specify that the awning must be attached to the actual wall of the unit and not the eave or overhang. This is necessary because the eave or overhang is generally not a structural part of the unit and is not constructed to the same standards.

**Old subsection (d)** is deleted because it is incorporated into subsection (a).

**Subsection (e)** is new text added to allow awnings weighing less than one pound per square foot to be attached to a manufactured home or mobilehome without perimeter support, unless the unit’s installation instructions require it.

**Subsection (f)** is added requiring awnings on lots occupied by RV’s to be freestanding. This is necessary because there are no structural requirements for recreational vehicles and the department is statutorily preempted (HSC 18027.3) from modifying and enforcing construction standards for RVs. Because of this, the department cannot permit attachment of awnings or transmission of additional loads to recreational vehicles because the materials and type of construction are unknown. Cloth or canvas awnings may be attached to RVs.

**Subsection (g)** is added to clarify that when a units’ installation instructions prohibit the attachment of an awning to the unit, the manufacturers instructions prevail and the awning must be freestanding.

**Subsection (h)** is added to ensure that no combustible awning materials are located within 3 feet of the lot line as specified in section 1428.

#### **245. Amend Section 1470.**

Old subsection (a) is deleted because it is incorporated into subsection 1468(b) so similar requirements will be grouped together.

**Subsection (a)**, previously subsection (b) is amended by adding the word “total” before the word “occupied” to make the requirements more specific. It is also amended by striking the word “mobilehome” because the requirement that the occupied area of a lot not exceed 75

percent applies to all lots not solely mobilehome lots. The words “including all accessory buildings and structures,” are added to identify their inclusion when calculating the occupied area and the reference to section 1110 is added for reference.

**Subsection (b)**, previously subsection (c), is amended by adding a sentence that prohibits window and door awnings from extending more than six inches horizontally beyond either side of a window or door and meets the location requirements of section 1428. The six-inch horizontal requirement assures the attachment of the awning is located where additional structural strength for the door and window openings is located.

**Subsection (c)**, previously subsection (d), is amended editorially by changing the word “an” to “any” to specify all awnings and by adding numbers editorially.

#### **246. Amend Section 1472.**

**This section** is amended editorially by adding numbers after the written numbers for reader convenience.

#### **247. Amend Section 1474.**

**Subsection (a)** has no amendments.

**Subsection (b)** is added to prohibit any combustible material, used to form an awning enclosure, from being within 3 feet of a lot line in accordance with section 1428 that sets separation requirements. This is necessary to inhibit the spread of fire from one structure to a structure on an adjacent lot.

**Subsection (c)** has no amendments.

**Subsection (c)(1)** The text “Awnings may be enclosed” is deleted because it is unnecessary. The text “Awning drop or side curtains shall not be permanently fastened at the sides or bottom” is relocated from subsection (f) of this section because the enclosure materials referenced are similar. The word “construct” is added to reflect the accurate use of the term “permit to construct.”

**Subsection (c)(2)** is amended by deleting the text “Awnings may be enclosed” and “(Permit required)” because they are unnecessary. A permit is always required for construction unless specifically exempted.

**Subsection (c)(3)** is amended by deleting the text “(Permit required)” because it is unnecessary. A permit is always required for construction unless specifically exempted. There are also editorial amendments.

**Subsection (c)(4)** is amended by adding language requiring awnings completely enclosed with solid material to have half the wall area as windows and one half the window area as openable for ventilation. Previous requirements, referenced in subsection (c)(3) above, restricted the solid wall area to 50 percent thus requiring the other 50 percent to be composed of expensive windows where both sides of the window are removable. This new text permits the use of conventional windows while retaining light and ventilation provisions. It is also amended by adding the word “shall” after the word “requirements” to make the requirement mandatory. The qualification that exiting requirements for cabanas applies to enclosed awnings is necessary because this type of construction may restrict emergency egress from the unit.

**Subsection (d)** is amended by adding the words “or constructed” after the word “erected” to clarify that the awning could be built either way. It is also amended editorially by replacing the word “resistive” to “resistant” and it is amended editorially.

**Subsection (e)** is not amended.

**Subsection (f)** is amended by adding the words “the requirements for” at the start of the subsection and by replacing the outdated reference to the California Administrative Code with the currently adopted code in California, the California Building Code. This is necessary because the requirements in the stricken text are already included in the referenced code and duplication is unnecessary.

Old Subsection (f) is deleted because it is incorporated into subsection (c)(1).

**Subsection (g)** is amended by adding the word “enclosure” for clarity.

**Subsection (h)** is amended by adding the words “manufactured home or” because they are the same. It is also amended by replacing “does not exceed one pound per square foot” with “complies with section 1468(d)” because that subsection provides all the details needed to know the load requirements.

#### **248. Repeal Section 1476.**

**This section** is deleted, because it duplicates the location requirements of section 1428.

#### **249. Amend Section 1478.**

**Throughout this section**, the word “mobilehome” is struck when a descriptor such as park or lot exists, or replaced with the word “unit” when there is no descriptor. This is necessary so the requirements can apply to any unit or park lot rather than solely to mobilehomes and mobilehome lots.

**Subsection (a)** is amended by striking the word “erected” because construction incorporates the erection of the structure.

**Subsection (b)** is amended editorially.

**Subsection (c)** is not new text; it is relocated section 1480 and is moved to group carport requirements together. It is amended by adding the words “as specified in section 1468” to provide a reference to the structural requirements for the design and construction of carports. This is because a carport is an awning and must meet the same requirements.

**Subsection (d)** is not new text; it is relocated section 1482 and is moved to group carport requirements together. It is amended by adding the words “in section 1470” after the word “specified” to provide a reference to the dimensional requirements for carports. This is because a carport is an awning and must meet the same requirements.

**Subsection (e)** is not new text; it is relocated section 1484 and is moved to group carport requirements together. It is amended by renumbering the subsections from (b) and (c) to (1) and (2). It has not additional amendments.

**Subsection (e)(1)** is not amended is not amended

**Subsection (e)(2)** is amended by replacing the word “erected” with “constructed” because construction incorporates the erection of the structure. The word “resistive” is replaced with “resistant” and the word “the” is added editorially.

#### **250. Repeal Section 1480.**

**This section** is deleted and relocated to Section 1478 to group related requirements together.

#### **251. Repeal Section 1482.**

**This section** is deleted and relocated to Section 1478 to group related requirements together.

#### **252. Repeal Section 1484.**

**This section** is deleted and relocated to Section 1478 to group related requirements together.

#### **253. Amend Section 1486.**

Sections 1488 through 1494 are renumbered and amended as new subsections in this section.

**Throughout this section**, the word “mobilehome” is struck when a descriptor such as “park” or “lot” exists, or replaced with the word “unit” when there is no descriptor. This is

necessary so the requirements can apply to any unit or park lot rather than solely to mobilehomes and mobilehome lots.

**Subsection (a)** is the newly numbered existing text of this section. It is numbered because of the incorporation of Sections 1488 thru 1494 of this article. There are no additional amendments.

**Subsection (b)** is existing text; it is relocated from Section 1490. It is amended by replacing the word “erected” with “constructed” after the words “designed and” because construction incorporates the erection of the structure. Text is added “as specified in section 1446.” because ramadas are designed and constructed to the same requirements as cabaña’s, and section 1446 defines the requirements for Cabaña Design and Construction.

**Subsection (c)** is existing text; it is relocated from section 1492. It is amended editorially.

**Subsection (d)** is existing text; it is relocated from section 1488. It is amended by striking the text, “fuel burning appliance vent or”, because fuel burning appliances must vent through the roof of the ramada and cannot vent into the area between the ramada and the unit. Fuel burning appliances produce carbon monoxide that must be vented to an outside area and must not be allowed to accumulate in a confined space. Additional amendments are editorial.

**Subsection (e)** is existing text; it is relocated from section 1494. It is amended by adding the text, “A minimum of two (2)” because the space between the ramada and the unit must have cross-ventilation to eliminate stagnant air and a buildup of gases. It is also amended by replacing the word “relieve” with “eliminate the buildup of” and striking the words “of combustion” because combustion gases must be vented through the roof of the ramada. It is also amended by adding the words “be located near the ends of the ramada for cross ventilation and” to clarify that the vents are to provide airflow for the area under the ramada. The addition of the text, “fuel burning” and the deletion of the words “burning solid or liquid fuel” is necessary because the term “fuel burning” includes gas appliances, which must also be vented through the roof of the ramada. The text “installed in accordance with the appliance listing and the manufacturer’s installation instructions” is added because an approved roof jack may not be listed for use with that particular appliance and to assure by-products of combustion are safely vented through the roof and not trapped under the ramada.

#### **254. Repeal Section 1488.**

**This section** is deleted and relocated to section 1486 to group related requirements together.

#### **255. Repeal Section 1490.**

**This section** is deleted and relocated to section 1486 to group related requirements together.

#### **256. Repeal Section 1492.**

**This section** is deleted and relocated to section 1486 to group related requirements together.

#### **257. Repeal Section 1494.**

**This section** is deleted and relocated to section 1486 to group related requirements together.

#### **258. Repeal Section 1496.**

**This section** is being deleted because the requirements that were contained in this section are already contained in or have been relocated to sections 1429 and 1368.

#### **259. Amend Section 1498.**

**The title** to this section is amended by adding the words “Landing” for consistency of terminology with other sections regarding egress in this chapter.

**Throughout this section**, the word “MH-unit” replaces the word “mobilehome” to include manufactured home in the provisions, as they are synonymous with mobilehomes by definition.

**Subsection (a)** is amended by adding the words “Requirements for” at the beginning of the subsection to introduce the requirements. The text “shall be in compliance with the requirements contained” is struck and the words “are contained” are added to be more grammatically correct. Additionally, it is amended by striking the outdated reference to the California Administrative Code, Basic Building Regulations and adding the reference to the currently adopted code in California, the California Building Code. This will be less confusing and allow useful referral to the current code. This section is also amended editorially.

**Subsection (b)** is amended by striking the words “on the carport side” because the provisions in this subsection apply to doors swinging outward wherever they are located on a manufactured home or mobilehome. The exception to carport-side doors is defined in subsection (b)(2). The existing subsection is also subdivided for clarity and ease of use.

**Subsection (b)(1)** is amended by adding the words “or porch” after the word “landing” because it is an acceptable alternative to a landing and a landing, exceeding 12 square feet, are porches by definition.

**Subsection (b)(2)** is amended by adding the text “on the carport side, when necessary for vehicle access,”. This is necessary because many units have an exterior doorway on the same side as the driveway, which restricts vehicle access. This allowance prevents the stairway from being struck by the vehicle and dislodged.

**Subsection (b)(3)** is amended by adding the words “exterior landing” because this subsection also applies to landings and it is an acceptable alternative to a porch.

**Subsection (c)** is amended as mentioned above.

**Subsection (d)** is amended by deleting language in the subsection because it duplicates the requirements contained in the referenced building code in subsection (a). It is also amended editorially.

#### **260. Amend Section 1500.**

**The title** of this section is amended by replacing the word “foundation” with “support systems” to eliminate confusion with foundation systems for units.

**Subsection (a)** has no amendments.

**Subsection (b)** is added to refer the reader to either section 1334 for support system requirements, or to the California Building Code to provide a choice in the method of construction and materials.

The remaining subsections are deleted because they duplicate the requirements of section 1334 and are unnecessary.

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#### **261. Amend Section 1502.**

**This section** is amended by replacing the word “railings” with “guardrails” to maintain consistency with the title of the section and the common terminology contained in the building code. The text defining specific requirements is deleted because it is more accurately defined in the referenced building code. It is also amended by adding the chapter referenced in the California Building Code for the guardrail height and construction.

#### **262. Amend Section 1504.**

**This section** is amended by replacing the word “two” with “four” and by adding the text “or stairways exceeding 30 inches” because only stairways exceeding 30 inches would require handrails. Stairways with less than four risers would not meet the 30 inch requirement for a

handrail. This is longstanding practice in the building code and is common knowledge among contractors. The sentence with requirements for handrail height is struck because it duplicates the referenced requirements contained in the California Building Code that are more accurately defined. Finally, the section is amended by adding a reference to the California Building Code as a cross reference.

**263. Adopt Section 1506.**

Section 1506 is added because a reference to ramp construction did not exist in the previous regulations. This provides a reference to the California Building Code requirements for ramp construction that may be used as an alternative to a stairway.

**264. Repeal Section 1508.**

**This section** is deleted to allow flexibility within the regulations. The number of cabinets is not the primary concern because other requirements regarding the maximum total square footage and the maximum coverage of a lot in addition to park rules and regulations put sufficient restrictions on storage cabinets.

**265. Amend Section 1510.**

Existing text of sections 1510 and 1512 are rewritten and presented as new subsections 1510(a) through (c) because the traditional strikeout and underline format would be very confusing. Existing section 1512 is added to this section because it is related.

**Subsection (a)** is added to clarify the conditions for the installation of a storage cabinet adjacent to a unit on a lot.

The requirements for allowable floor area are deleted because they are included in the definition in section 1002 and number limit of storage cabinets is struck because the limits on lot coverage, location and park rules and regulations adequately address any problems more than two cabinets would present.

**Subsection (a)(1)** is a restatement that the required exits and light and ventilation cannot be blocked by the cabinet.

**Subsection (a)(2)** is a restatement that the cabinet cannot block the unit or lots' equipment or utility connections or access to them.

**Subsection (a)(3)** is new language that requires a storage cabinet to meet the setback and separation requirements for accessory buildings or structures as contained in subsection 1428 because it is included in the definition for accessory building and structure in article 1 of this chapter.

**Subsection (b)** is new text for this section, but the prohibited use of a storage cabinet as a habitable structure is deemed to be a substandard accessory structure as defined in existing section 1738(m) (now 1608(m)). The duplication of the restriction in this section will make it clear and easy to locate.

**Subsection (c)** is text relocated from existing section 1512. It is amended for clarity.

**266. Repeal Section 1512.**

**This section** is deleted and relocated to Section 1510 to group related requirements together.

**267. Amend Section 1514.**

**The title** of this section is amended by striking the word "windbreak" and adding the word "location" to accurately reflect the contents of this section.

**Subsection (a)** is newly numbered because of the additional subsections that follow it. It is existing text from this section. It is amended by striking the word "windbreak" because it is confusing and the definition has been incorporated into the definition for "fence". It is also

amended by striking the word “mobilehome” prior to the word “lot” so the requirements will not be limited to mobilehome lots. It is amended editorially, also.

**Subsection (b)** is not new text, it is relocated section 1516. It is amended by adding the word “fence” to replace the word “windbreak” because the requirements for fences and windbreaks are identical and the definition has been incorporated into the definition for “fence”. It is also amended to include accessory buildings or structures or building components because the purpose of this requirement is so that a fire occurring along that side of the structure can be fought from over the fence. Fences within 3 feet of a unit or accessory building or structures that are over 42 inches in height would restrict fire suppression efforts. It is also edited grammatically for clarity.

**Subsection (c)** is not new text, it is relocated section 1516. It is amended by adding the word “fence” to replace the word “windbreak” because the requirements for fences and windbreaks are identical and the definition has been incorporated into the definition for “fence”.

#### **Repeal Section 1516.**

**This section** is deleted and relocated to section 1514 to group related requirements together.

#### **Amend Section 1518.**

**Subsection (a)** is amended by striking the words “mobilehome” because it is not necessary to define an accessory building or structure as a “mobilehome” accessory building or structure. It is also amended by striking the word “safe” because it is undefined, and adding language “consistent with the requirements” and “and the provisions of this chapter” to assure the plans comply with local requirements because local enforcement agencies must accept plans approved by the department and the provisions of these regulations before issuing a construction permit.

**Subsection (b)** is amended by replacing the reference to “appendix D” with “Section 1020.9” because Appendix D was deleted long ago and that is the current reference. The last sentence is struck because it is outdated and references nonexistent sections and the Commission of Housing and Community Development was abolished many years ago.

**Subsection (c)** is added to clarify that plan check fees are not required for accessory buildings and structures when a standard plan approval has been obtained.

#### **Amend Section 1520.**

**The title** of this section is amended by striking the words “closed” and “and systems” to maintain consistency with the definition in section 19967 of the Health and Safety Code.

**Subsection (a)** is amended by striking the existing text because a standard plan approval is not required and Section E was deleted long ago. The replacement text informs the reader that a permit is required, in accordance with Section 1020.3 (the instructions for obtaining a permit for all construction), when a building component is installed on a lot.

**Subsection (b)** is amended by striking the existing text because it is outdated and references nonexistent sections and the Commission of Housing and Community Development was abolished many years ago. The replacement text provides information where the requirements for building component construction can be found.